



# City of Richmond

900 East Broad Street  
2nd Floor of City Hall  
Richmond, VA 23219  
www.rva.gov

## Legislation Text

**File #:** ORD. 2021-019, **Version:** 1

To rezone the property known as 470 Tredegar Street from the M-1 Light Industrial District to the DCC Downtown Civic and Cultural District.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the map entitled “Map of TM# W000-0042-001, Richmond, Virginia,” prepared by Draper Aden Associates, and dated July 1, 2020, a copy of which is attached to, incorporated into, and made a part of this ordinance, the property known as 470 Tredegar Street, with Tax Parcel No. W000-0042/001 as shown in the 2021 records of the City Assessor, is excluded from the M-1 Light Industrial District and shall no longer be subject to the provisions of sections 30-452.1 through 30-452.4 of the Code of the City of Richmond (2020), as amended, and that the same is included in the DCC Downtown Civic and Cultural District and shall be subject to the provisions of sections 30-449.1 through 30-449.5 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended.

§ 2. This ordinance shall be in force and effect upon adoption.

### **O & R Request**

**DATE:** December 21, 2020

**EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, Mayor (Patron: Mayor, by Request)  
(This is no way reflects a recommendation on behalf of the Mayor.)

**THROUGH:** J.E. Lincoln Saunders, Acting Chief Administrative Officer

**THROUGH:** Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning

**FROM:** Mark A. Olinger, Director, Department of Planning and Development Review

**RE:** To rezone the property known as 470 Tredegar Street from the M-1 Light Industrial zoning district to the DCC Downtown Civic and Cultural District zoning district, upon certain terms and conditions.

**ORD. OR RES. No.**

**PURPOSE:** To rezone the property known as 470 Tredegar Street from the M-1 Light Industrial zoning district to the DCC Downtown Civic and Cultural District zoning district, upon certain terms and conditions.

**REASON:** The applicant has requested to rezone the aforementioned property to better align existing and future development that follows the requirements of the DCC Downtown Civic and Cultural District and recommendations of the Richmond 300 Master Plan.

**RECOMMENDATION:** In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its February 16, 2021, meeting.

**BACKGROUND:** The subject property consists of a 389,383 SF (8.94 acre) of land located in the Gambles Hill neighborhood, on Tredegar Street between South 5th Street and Street and Brown's Island Way. The parcel is improved with a collection of buildings that comprise the American Civil War Museum at Tredegar Ironworks.

The Richmond 300 Master Plan designates this property as Institutional. This designation includes public and quasi-public entities, such as local, state, and federal government, hospitals, universities, schools, and religions institutions. Development Style: Several buildings owned by an institution are often connected by an engaging character that creates a campus-like environment. Ground Floor: Active commercial ground floor uses are required on street-oriented commercial frontages. Residential uses may be permitted on the ground floor in certain sections of the area. Regardless, ground floor residential units should still have street-oriented façades with setbacks, front yards, and balconies where appropriate. Mobility: Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. New driveway entrances are prohibited on priority and principal street frontages and minimal driveway entrances are allowed on secondary streets. Ground floor parking is prohibited on principal street frontages. Primary Uses: Institutional, cultural, government, and open space. Secondary Uses: Retail/office/personal service and multi-family (p. 69).

The property is located in the M-1 Light Industrial District, as are surrounding parcels to the west, north and east. The RO-3 Residential Office District is also located to the north and the B-4 Central Business District is also located to the east. Property within the DCC Downtown Civic and Cultural District are located to the southeast. A mix of office, public open spaces, and institutional uses are present in the vicinity of the subject property.

**FISCAL IMPACT / COST:** The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

**FISCAL IMPLICATIONS:** Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

**BUDGET AMENDMENT NECESSARY:** No

**REVENUE TO CITY:** \$2,300

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** January 25, 2021

**CITY COUNCIL PUBLIC HEARING DATE:** February 22, 2021

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission    February  
16, 2021

**AFFECTED AGENCIES:** Office of Chief Administrative Officer  
Law Department (for review of draft ordinance)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

**ATTACHMENTS:** Application Form, Applicant's Report, Draft Ordinance, Survey, Map

**STAFF:** Jonathan Brown, Senior Planner, Land Use Administration (Room 511) 804-646-5734

**Key Issues:**

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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